

Spring Brook Estates

February 1, 2016

Prepared for: *Linda S. Roderick, Book 11980 Page 320*

by: *Boynton & Pickett LLC*

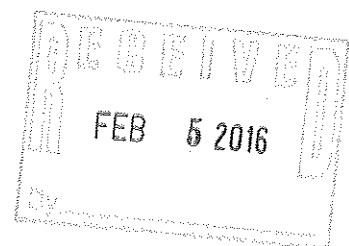


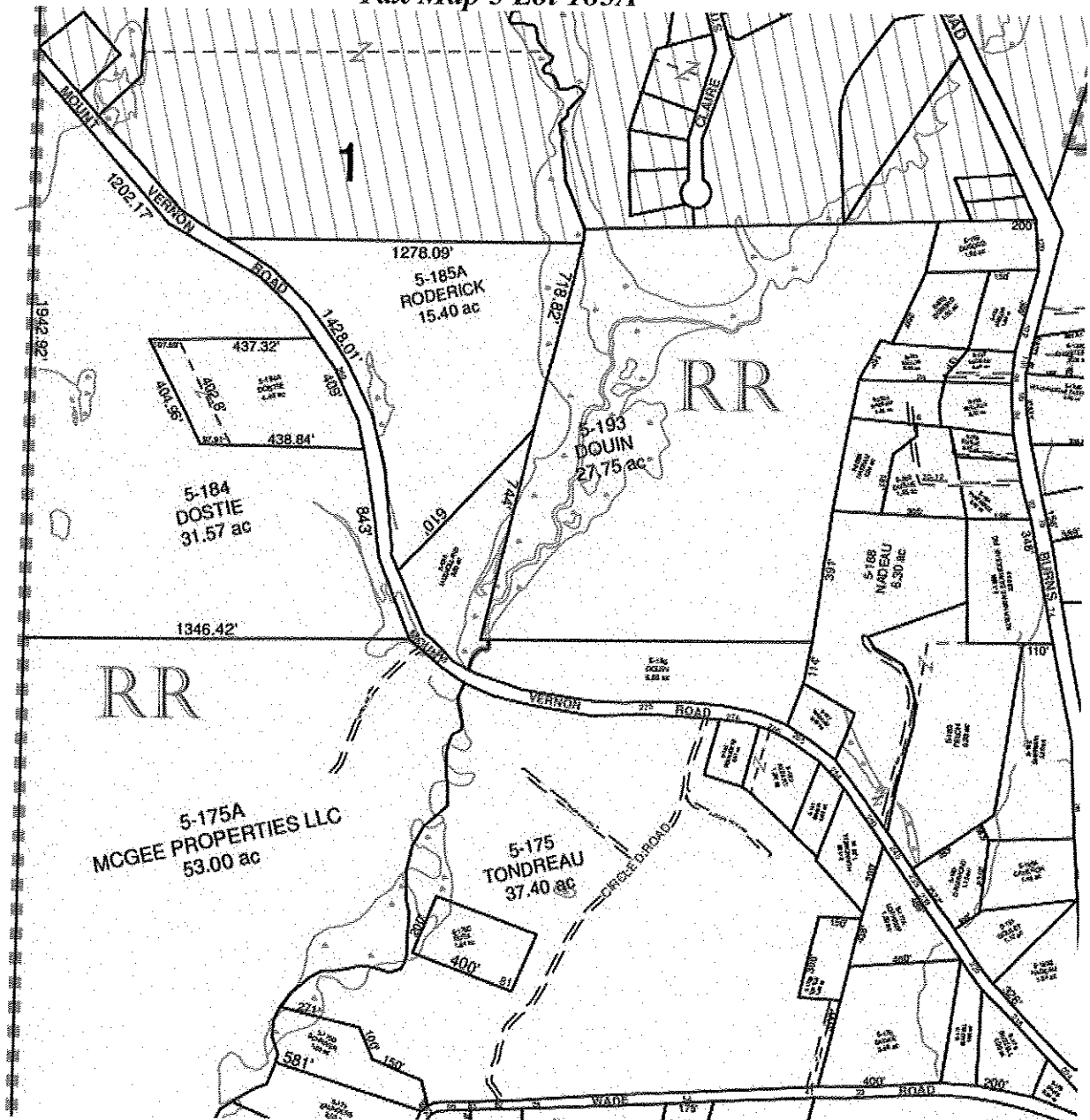
Table of Contents

Contents

SITE	3
CITY OF AUGUSTA SUBDIVISION REVIEW APPLICATION.....	4
WRITTEN PROJECT NARRATIVE	7
Well Drilling.....	9
Waste Disposal	10
Letter of Authorization	11
Deed	12
Soil Tests.....	15

*Spring Brook Estates
Mount Vernon Road
Augusta, Maine*

Tax Map 5 Lot 185A



CITY OF AUGUSTA SUBDIVISION REVIEW APPLICATION

Bureau of Planning, Department of Development Services

Application Type (check one): Minor Subdivision ☒ Major Subdivision

Project Name: 'Spring Brook Estates'

Address: Mt. Vernon Road

Tax Map: 5

Lot(s): 185A

Zoning District(s):

Owner's Name/Address:
Linda S. Roderick
275 Airport Road
Norridgewock, Maine 04957

Phone #: 207-649-2405

Cell #: 207-649-2405

e-mail: N/A

Applicant's Name/Address:
Same

Phone #:

Cell #:

e-mail:

Agent's Name/Address:
Boynton & Pickett LLC
922 East River Road
Skowhegan, Maine 04976

Phone #: 207-474-0016

Cell #: 207-399-7517

e-mail: whboynton@aol.com

Form of Evidence of Standing (i.e. deed): Book 11980, Page 320

Brief Description of Subdivision:

1. Type of subdivision: ☒ Residential Commercial Mixed
2. Total number of acres in tract/parcel: 18.28
3. Proposed number of dwelling units: 5
4. Proposed number of lots: 6
5. Will subdivision have any open space or areas held in common? Yes ☒ No
6. Are new street(s) proposed for this subdivision? Yes ☒ No
7. New streets are proposed to be: N/A Public Private

Signatures

Applicant: Linda S. Roderick

Date: 2-2-16

Owner: Linda S. Roderick

Date: 2-2-16

Agent: William H. Boynton

Date:

For Staff Use

Fee Calculation:

Minor Subdivision: \$150 =

Major Subdivision: \$200 (first 6 lots) + \$35 (per lot over 6 lots) = \$200

All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) =

Total Fee: \$200.00 - paid 2/15/16

Checklist. The checklist below must be completed by the applicant. The required material or a written waiver request must be provided.

Information Required on Plan(s) See Augusta Land Use Ordinance for greater detail including Section 300-405B(1) Preliminary Plan Requirements and Section 300-305B Final Plan Requirements	Included	Waiver Requested
a. Name of Site Plan or Subdivision. 300-405B(1)(a)	X	
b. Owner(s) name and address. 300-405B(1)(b)	X	
c. Deed reference to subject parcel and immediate abutter identification. 300-405B(1)(c)	X	
d. Engineer's name, address, signature and seal. 300-405B(1)(d)	N/A	
e. Surveyor's name, address, signature and seal. 300-405B(1)(e)	X	
f. Scale, both in graphic and written form. 300-405B(1)(f)	X	
g. Date and revision box. 300-405B(1)(g)	X	
h. Zoning designation(s). 300-405B(1)(h)	X	
i. North Arrow (true, magnetic, dated or grid). 300-405B(1)(i)	X	
a. Preliminary site plan. 300-405B(1)(j)	X	
k. Ownership, location & present or proposed use of abutting properties. 300-405B(1)(k)	X	
l. Location map. 300-405B(1)(l)	X	
m. Streets, existing & proposed, with curve data. 300-405B(1)(m) & 300-406B(5)	X	
n. Drainage and erosion control. 300-405B(1)(n)	X	
o. Utilities, existing and proposed. 300-405B(1)(o)	X	
p. Topography, 2 foot contours. 300-405B(1)(p)	X	
q. Lot lines and dimensions. 300-405B(1)(q)	X	
r. Proposed use of the property. 300-405B(1)(r)	X	
s. Proposed public or common areas, if any. 300-405B(1)(s)	N/A	
t. Boundary survey and associated information. 300-405B(1)(t)	X	
u. Traffic controls, off-street parking and facilities. 300-405B(1)(u)	N/A	
v. Proposed fire protection plans or needs. 300-405B(1)(v)	N/A	
w. Landscaping and buffering. 300-405B(1)(w)	N/A	
x. Outdoor lighting plan. 300-405B(1)(x)	N/A	
y. Freshwater wetlands. 300-404B(15)	X	
z. River, stream or brook. 300-404B(16)	X	

Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail Section 300-404B(1) Criteria for Reviewing the Preapplication and Section 300-603E Conditional Uses Site Plan Review Criteria	Included	Waiver Requested
1. Pollution – undue water or air pollution. 300-404B(1)	X	
2. Water – sufficient potable water. 300-404B(2)	X	
3. Municipal Water – adequate supply, if applicable. 300-404B(3)	N/A	
4. Soil Erosion – unreasonable soil erosion. 300-404B(4)	X	
5. Road congestion and safety. 300-404B(5) & 300-405B(1)(v)	X	
6. Major Developments, additional traffic movement. 300-404B(6)	N/A	
7. Sewage waste disposal – adequate provisions. 300-404B(7)	X	
8. Solid waste – adequate provisions. 300-404B(8)	X	
9. Aesthetic, cultural, and natural values. 300-404B(9)	X	
10. Conformity with City ordinances and plans. 300-404B(10)	X	

Additional Information Required in Written Narrative (continued) Where the items below duplicate the items above, identical responses are permitted and encouraged.	Included	Waiver Requested
11. Financial and technical capacity. 300-404B(11)	X	
12. Surface water, shorelands and outstanding rivers. 300-404B(12)	N/A	
13. Groundwater – negative impact. 300-404B(13)	X	
14. Flood areas. 300-404B(14)	X	
15. Freshwater wetlands – description of impact. 300-404B(15)	X	
16. River, stream or brook – description of impact. 300-404B(16)	X	
17. Stormwater – management plans. 300-404B(17)	N/A	
18. Access to direct sunlight. 300-404B(18)	X	
19. State permits – description of requirements. 300-404B(19)	X	
20. Spaghetti lots prohibited – 300-404B(20)	X	
21. Outdoor lighting – description of lighting plans. 300-404B(21)	N/A	
22. Neighborhood compatibility – description per ordinance. 300-603E(1)	X	
23. Compliance with plans and policies. 300-603E(2)	X	
24. Traffic pattern, flow and volume analysis. 300-603E(3)	X	
25. Public facilities – utilities including stormwater. 300-603E(4)	N/A	
26. Resource protection and the environment. 300-603E(5)		X
27. Performance standards. 300-603E(6)		X
28. Financial and technical ability. 300-603E(7)	X	

Application Materials

The application materials that are required for a complete application are listed below:

Paper Copies	Included	Waiver Requested
10 copies of the Application Packet	X	
- Application Form(s)	X	
- Project narratives	X	
- Purchase & sale agreement, or other document to show standing	X	
- Letter authorizing the agent to represent the applicant	X	
3 copies of any stormwater report		X
2 copies of any traffic report		X
10 reduced-sized complete plan sets on 11" x 17" paper	X	
4 full-sized complete plan sets on ARCH D or E size paper	X	
Payment in full of application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	X	
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	X	

For Official Use:

\$ 200.00 Application Fee Paid. Received By (Initials): BS Date: 2/5/16
 \$ Abutter Notification Fee Paid. Received By (Initials): _____ Date: _____

WRITTEN PROJECT NARRATIVE

Contents

- 1) Single residential development = not to have any undue water or air pollution
- 2) There is sufficient water available by drilled wells (see letter or according to Weeks & Sons Well Drilling Co., Page 9)
- 3) Not applicable -not in city of Augusta's water supply distribution.
- 4) Maine Erosion and Sediment Control Practices Field Guide for Contractors.
See Plan & <http://www.maine.gov/dep/land/erosion/escbmps/ESCmanual2015.pdf>
- 5) Individual driveways to each proposed lot as shown on proposed subdivision plan. Sight distance is minimum of 407 feet.
- 6) Not applicable – see #5 above
- 7) Individual septic systems – See soil test reports, Page 15
- 8) Solid waste not to be a burden on city of Augusta's solid waste disposal – see letter from Lesley Jones, Page 10
- 9) The proposed subdivision will not have any undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Maine Department of Inland Fisheries and Wildlife or the city of Augusta, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
- 10) The proposed subdivision conforms with a duly adopted subdivision land use plan.
- 11) The subdivision has adequate financial and technical ability to develop the project in a manner consistent with state and local performance, environmental and technical standards.
- 12) N/A not within watershed of any pond or lake or within 250 feet of any wetland, great pond, or river.
- 13) The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
- 14) Only lot 5 of the proposed subdivision (existing building) is partially within the flood zone "A" as shown on FIRM maps. All other area of the subdivision is in Zone X = area determined to be outside the .2% annual chance flood rain.
- 15) Freshwater wetlands shown on proposed subdivision plan taken from MEGIS.

- 16) Any river, stream or brook within or abutting the proposed subdivision has been identified on maps submitted.
- 17) N/A single residential residences only.
- 18) Due to subdivision being for single residential purposes, it will not impede any direct sunlight for solar energy systems in area.
- 19) No state permits needed for single residential usage.
- 20) No spaghetti lots in subdivision
- 21) N/A – single residential residences only
- 22) The proposed subdivision is neighborhood compatible.
- 23) The proposed subdivision is in accordance with the adopted elements of the 1988 growth management plan.
- 24) See #5 above.
- 25) N/A individual wells and septic systems.
- 26) Waiver requested. This is only a single residential development.
- 27) Waiver requested. This is only a single residential development.
- 28) See #11 above.

Well Drilling

Weeks & Sons Well Drilling
29 County Road
Oakland, ME 04963

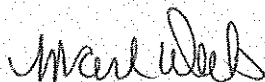
January 25, 2016

Attn: City of Augusta

This letter is in regard to a proposed subdivision for Charlie Roderick on Mt. Vernon Road in Augusta.

Having drilled in this area, my experience is that the aquifers will produce an adequate water supply for the subdivision. This subdivision should not affect the ground water quality.

If you have any further questions, please feel free to call me at 465-3753.



Mark Weeks
Weeks & Sons Well Drilling

Waste Disposal

City of *Augusta* Maine

January 25, 2016

Will Boynton,
Boynton & Pickett LLC
922 East River Road
Skowhegan, Maine 04976
Email: whboynton@aol.com

RE: Springbrook Estates
Jonathan and Donna Fairfield
Mount Vernon Road
Augusta, Maine
Tax Map 1, Lot 96

Dear Mr. Boynton:

This is in response to your request for information for solid waste disposal capacity for a proposed four (4) single family residences i.e. subdivision to be located on the Mount Vernon Road in Augusta, Maine and known as Springbrook Estates.

The City of Augusta owns and operates the Hatch Hill Solid Waste Facility located on South Belfast Avenue. This is a regional facility that serves Augusta and eight surrounding communities. Approximately 28,000 tons of material are received and either landfilled or recycled annually. In 2001 the City started placing waste in Expansion III, which has an estimated remaining life of 15 years based on current waste volumes. Sufficient capacity is available in Expansion III to accommodate the waste that will be generated from these four additional residences. If you have any questions or need more information, please feel free to contact me at 626-2435.

Sincerely,

Lesley Jones
Lesley Jones, P. E.

Director of Public Works

CITY CENTER PLAZA, 16 CONY STREET, AUGUSTA, MAINE 04330-5298
FAX (207) 626-2520 • TDD (207) 626-2370

Letter of Authorization

LETTER OF AUTHORIZATION:

From:

Linda S. & Charlie Roderick
275 Airport Road
Norridgewock, Maine 04957

To:

City Of Augusta, Maine
Bureau of Planning
Department of Development Services

I, Linda S. Roderick, do hereby grant my agent Boynton & Pickett LLC, 922 East River Road, Skowhegan, Maine 04976, the owner or any employee of, authorization to represent me before the Town Of Augusta in the Request for the Approval of a New Minor Subdivision located on the Mount Vernon Road in Augusta, Maine. Deed Book 11980, Page 320.

Thank you for your time and help in establishing the Subdivision.

Sincerely,

Linda S. Roderick
Linda S. Roderick

Dated: 1-25 2016



OPR BK 11980 PGS 320 - 322 05/15/2015 11:16:59 AM
INSTR # 2015009861 # OF PAGES 3
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER
TAX
PAID**

QUITCLAIM DEED WITH COVENANTS

Know all men by these presents,

That I, **AGNES M. STANHOPE** of Norridgewock, Maine, County of Somerset and State of Maine, for consideration paid, grant to **LINDA S. RODERICK** with a mailing address of 275 Airport Road, Norridgewock, Maine 04957, with quitclaim covenants, the following described property:

That tract of land located on the northeasterly side of Mount Vernon Road and approximately 600 feet northerly of Spring Brook, in the City of Augusta, County of Kennebec, State of Maine, more particularly described as follows:

BEGINNING at a 5/8-inch rebar set in 2014 on the northeasterly right-of-way line of Mount Vernon Road and a westerly corner of Jonathan P. & Donna Fairfield (Book 6964-Page 17). Said point of beginning being S 07°35'42" E and 793.64 feet from a 3/4-inch rebar (PLS 1213) on the Manchester - Augusta line;

THENCE S 58°53'25" E along the southwesterly said Fairfield, a distance of 1278.09 feet to a 5/8-inch rebar set in 2014 at the most northerly corner of Jason Douin (Book 8194-Page 138);

THENCE S 40°34'50" W along the northwesterly line said Douin, a distance of 1461.82 feet to a 5/8-inch rebar set in 2014 a westerly corner of said Douin;

THENCE S 58°22'05" E along the southwesterly line said Douin, a distance of 20.67 feet to a 5/8-inch rebar set in 2014;

THENCE S 58°22'05" E along the southwesterly line said Douin, a distance of 10 feet to the centerline of Spring Brook;

THENCE southwesterly, northwesterly, and southwesterly along said centerline of Spring Brook and said Douin, a distance of 167 feet to said northeasterly right-of-way line of Mt. Vernon Road. The tie line of the last mentioned course being S 63°10'28" W and 117.19 feet;

THENCE northerly along said right-of-way line of Mt. Vernon Road, a distance of 1936 feet back to the point of beginning. The tie line of the last mentioned course being N 02°05'34" W and 1842.01 feet.

③ B. Winchester

Quitclaim deed from Stanhope to Roderick
Page 2

Meaning and intending to describe 18.40 acres of land. Directions are oriented to Magnetic North 2006, as shown on a plan entitled "Sketch Plan, Gravel Pit Application, Joseph Dostie, Mt. Vernon Road, Augusta, Kennebec County, Maine" by E. S. Coffin Engineering & Surveying, Inc., dated April 28, 2006, revised through November 30, 2007 and a plan entitled "Boundary Survey Estate of Joseph Dostie, Proposed Conveyance to Kevin R. & Jessica K. Dostie from the Estate of Joseph G. Dostie, Mt. Vernon Road, Augusta, Kennebec County, Maine" by E. S. Coffin Engineering & Surveying, Inc. dated May 21, 2014.

BEING that portion of Parcel 1 on the northeasterly side of Mt. Vernon Road deeded from Bethlehem Lodge No. 35, A.F. & A.M. to Joseph G. Dostie, recorded at the Kennebec County Registry of Deeds in Book 1409-Page 257.

SUBJECT to a right-of-way granted from Percy W. Morrill to W. H. Trask, recorded at the Kennebec County Registry of Deeds in Book 1289-Page 362, dated October 30, 1962.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

EXCEPTING AND RESERVING from the above referenced description is

A certain lot or parcel of land located on the northeasterly side of the Mount Vernon Road in the City of Augusta, County of Kennebec, State of Maine, bounded and described as follows to wit:

Beginning at a point at the intersection of the northeasterly line of the Mount Vernon Road and the centerline of Spring Brook, said point being the southwesterly corner of land now or formerly of Jason A. Douin described in the deed recorded in Kennebec County Registry of Deeds in Book 8194, Page 138 and the most southerly corner of land of Agnes M. Stanhope described in the deed recorded in said Registry in Book 11790, Page 226;

Thence northerly along the Mount Vernon Road following a curve to the right a distance of 306.6 feet to a 1/2-inch rebar set labeled "Campbell PLS #2254", the tie line between the point of beginning and said rebar being North 04° 45' West a distance of 299.52 feet;

Thence North 10° 42' East along the Mount Vernon Road a distance of 107.4 feet to a point;

Thence North 67° 45' East along remaining land of Agnes Stanhope a distance of 610 feet, more or less, to a point at said land of Douin;

Thence South 40° 35' West along said land of Douin a distance of 744 feet, more or less, to a point;

Thence South 58° 22' East along said land of Douin a distance of 31 feet, more or less, to the centerline of Spring Brook;

Quitclaim deed from Stanhope to Roderick
Page 3

Thence southwesterly, northwesterly, and southwesterly along the centerline of Spring Brook and said land of Douin a distance of 167 feet, more or less, to the northeasterly side of the Mount Vernon Road and the point of beginning, the tie line from the last mentioned point to the point of beginning being South 63° 10' West a distance of 117.2 feet, containing 3 acres, more or less.

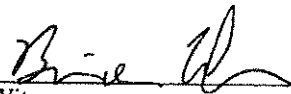
Subject to a right of way granted from Percy W. Morrill to W.H. Trask as recorded in the Kennebec County Registry of Deeds in Book 1289, Page 362.

The above description was prepared by B. Scott Campbell, Campbell Land Surveys, based on a plan entitled "Boundary Survey Estate of Joseph Dostie", dated May 21, 2014, prepared by Coffin Engineering and Surveying.

The excepted premises being the same as described in a deed from the grantor to John Mulholland dated December 4, 2014 and recorded in Book 11866, Page 71.

Meaning and intending to convey the remaining premises described in the deed from Norbert G. Dostie, Personal Representative of the Estate of Joseph G. Dostie to Agnes M. Stanhope, dated August 27, 2014, recorded in Kennebec County Registry of Deeds in Book 11790, Page 226.

IN WITNESS WHEREOF, Agnes M. Stanhope has set her hand and seal this 15th day of May, 2015.


Witness


Agnes M. Stanhope

STATE OF MAINE
Kennebec, ss.

May 15, 2015

THEN PERSONALLY APPEARED the above named Agnes M. Stanhope and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Brian P. Winchester
Attorney at Law
Maine Bar No. 3077


Notary Public/Attorney at Law

February 6, 2016

Boynton & Pickett

Previous and on January 26, 2016 I dug 4 test holes on 4 lots located on the old Mount Vernon road for Boynton and Pickett. Mottling was found at 14 to 18 inches which is more than the required 12 inches for private sewer systems.

Everett Drake

Everett Drake

Site Evaluator # 86

FEB 8 2016